



**FOLLOW**  **WELLS**

Apt 20, Kingsley Hall Lymewood Close, Newcastle - ST5 2DU

£177,500



- Spacious Luxury Ground Floor Apartment
- Within Town Centre Located Courtyard Development
- Well Appointed Throughout
- Private Rear Garden and Allocated Parking
- No Upward Chain

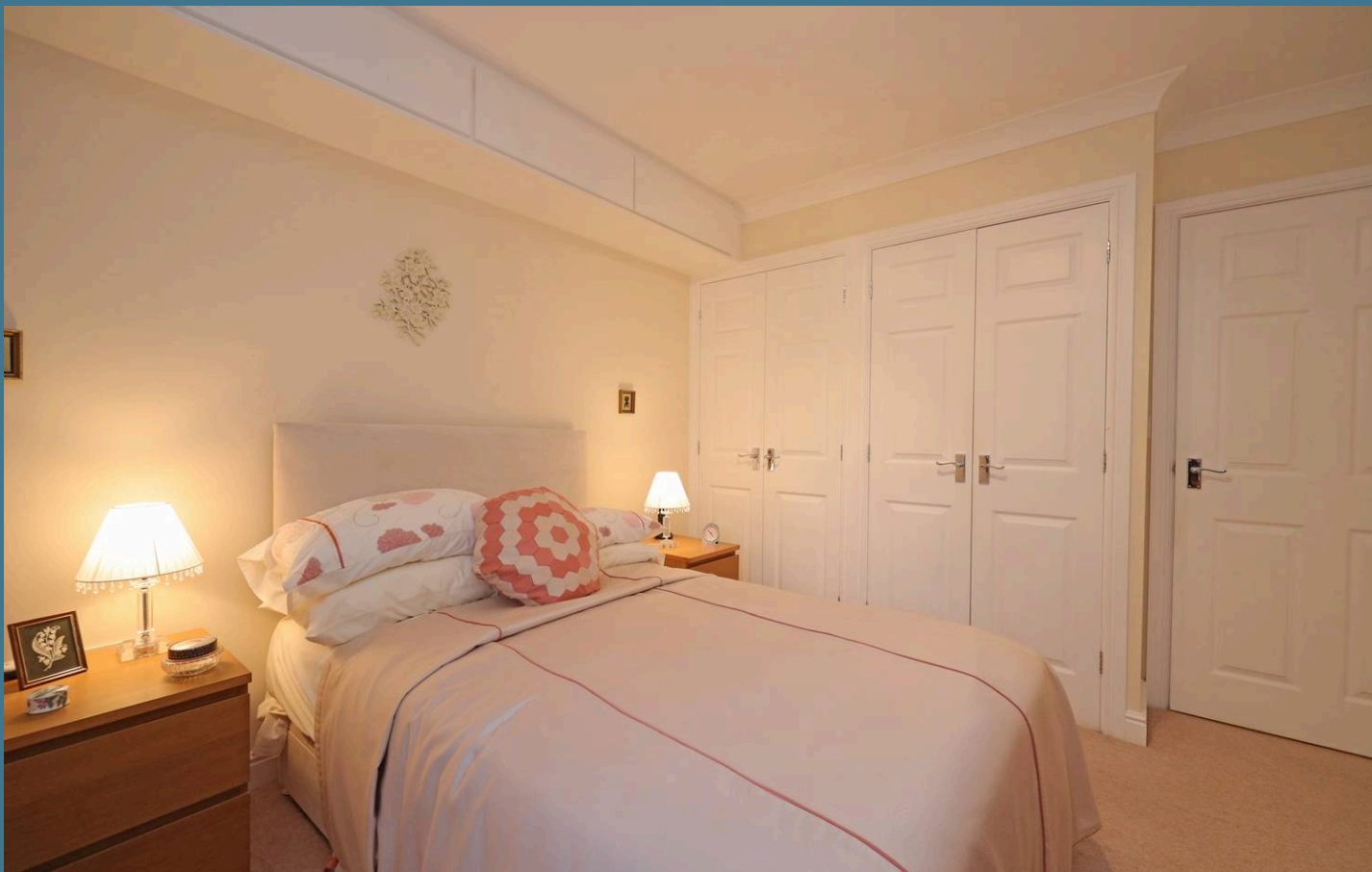
Forming part of a purpose-built courtyard development of luxury apartments convenient situated for the town centre. This well presented ground floor apartment will be offered for sale with no further upward chain having the benefit of allocated parking and an attractive low maintenance landscaped rear garden with direct patio door access from the living room.

Accommodation provides: –

Entrance hall. Well equipped fitted kitchen with window overlooking the front courtyard, with a range of fitted units, work surface with sink and integrated appliances comprising electric double oven/grill, gas hob with extractor, integrated washing machine and upright fridge freezer. The apartment was originally designed to provide two double bedrooms with the second front facing bedroom currently having open archway access from the hallway and currently utilised as a second reception dining room with store cupboard. The main bedroom enjoys a window outlook onto the rear garden with built-in twin double wardrobes. There is a modern shower room which incorporates a large replacement walk-in shower cubicle with main raindrop shower/spray. The living room enjoys patio window/door access onto the rear garden.







The rear garden is pleasantly landscaped with low maintenance paved patio and gravel area enjoying assorted shrub planting. There is also an allocated parking space directly in front of the apartment with further visitor parking available.

Tenure: – leasehold with residue of 999 year lease from 1st April 2009

Ground rent :- currently £175 every 6 months

Service charge:- current payment for 01/10/25 - 30/06/26 £402

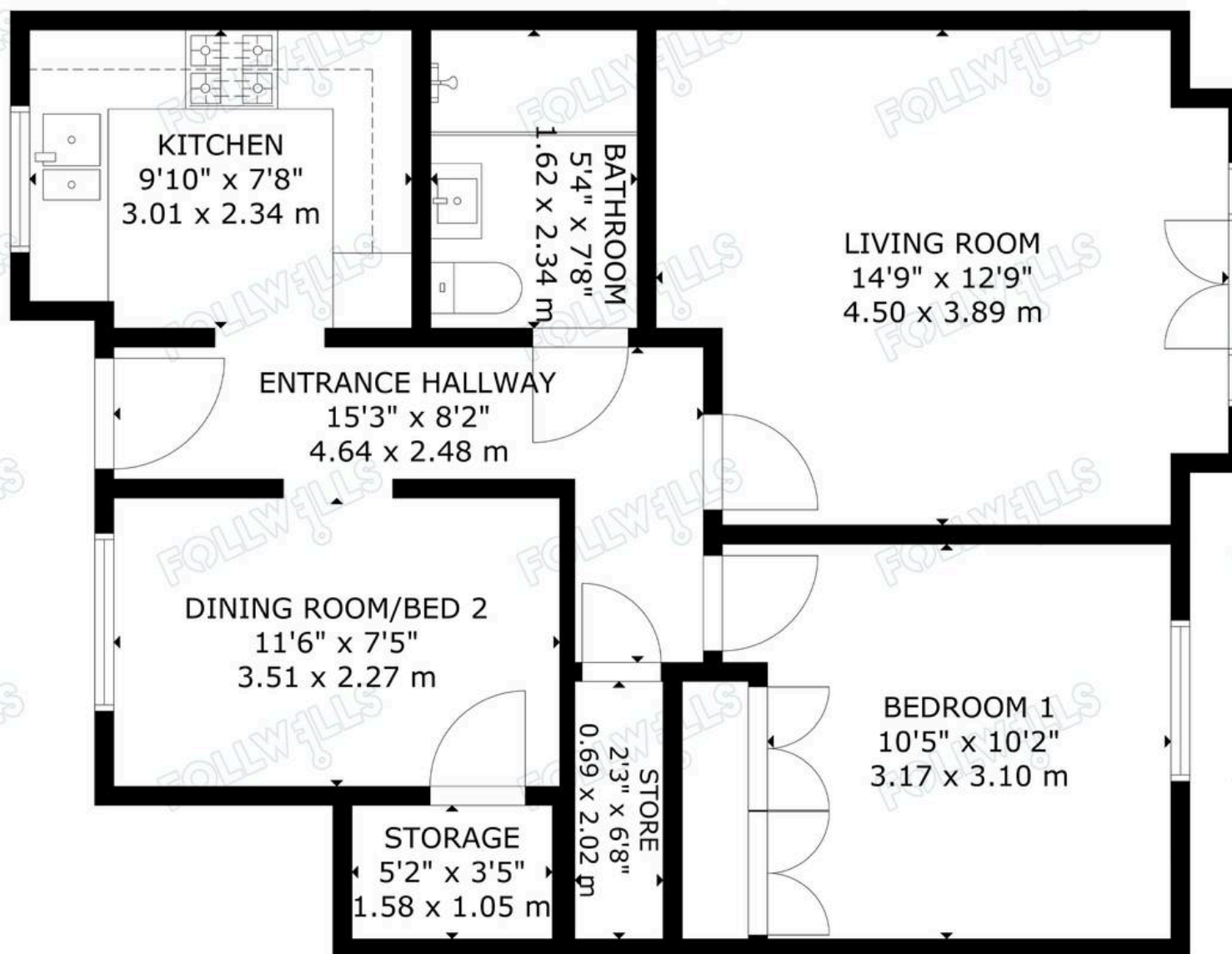
Agents note:- There is a restrictive covenant on the apartments for occupier ownership only.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





GROSS INTERNAL AREA  
TOTAL: 60 m<sup>2</sup>/644 sq ft  
GROUND FLOOR: 60 m<sup>2</sup>/644 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY